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WARRANTY DEED

NO TRANSFER  
TAX PAID

036404

MARIE E. CHRISTENSEN, of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to MARIE E. CHRISTENSEN, sole Trustee, or her successors in trust, under the MARIE E. CHRISTENSEN LIVING TRUST, dated November 8, 1999, and any amendments thereto, of 6 Lloyd Road, ~~Waterville~~, County of Kennebec, State of Maine, 04901 with WARRANTY COVENANTS, the following described real property:

See attached schedule A

Witness my hand and seal this 2<sup>nd</sup> day of December, 1999.

Marie E. Christensen  
Marie E. Christensen

STATE OF MAINE  
County of Kennebec

December 2, 1999

Then personally appeared before me the above named MARIE E. CHRISTENSEN and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Paul O. Dillon  
Paul O. Dillon  
Attorney at Law

Paul Sullivan  
284 Main St, Suite 1  
PO Box 346  
Crownell, Tex 74627-0346 2

**Schedule A**

A certain lot or parcel of land, with any buildings thereon, situated in said **WATERVILLE** County of Kennebec and State of Maine and bounded and described as follows:

Beginning at a point in the westerly line of Lloyd Road in Waterville, Maine, which point is located 150 feet northerly of the intersection of the said westerly line of Lloyd Road and the northerly line of Mayflower Hill Drive; thence westerly at right angles with the said westerly line of Lloyd Road 102.4 feet, more or less, to the easterly line of land of Alan Hilton; thence northerly in the easterly line of said Hilton 150 feet, more or less; thence easterly at right angles with the said Lloyd Road 104.8 feet, more or less, to the said westerly line of Lloyd Road; thence southerly along the said westerly line of Lloyd Road 150 feet to the point of beginning; meaning and intending to bound and described Lot 15 and the southerly half of Lot 16, which lots are shown on a Plan of Mayflower, Realty Company land recorded in Kennebec County Registry of Deeds, Plan Book 17 B, Page 187.

The above land is the first parcel described in deed from Mayflower Realty Company to Lemuel D. and Mary C. Leighton, husband and wife, dated February 5, 1955, recorded in said Registry, Book 990, Page 194.

The above land is now described as Lot 16 on a new plan of Mayflower Realty Company recorded in Kennebec Registry of Deeds February 24, 1959, in Plan Book 22, Page 8.

Being the same premises conveyed to the Grantors by Warranty Deed of Robert Carey, dated January 28, 1960 and recorded in the Kennebec Registry of Deeds, Book 1178, Page 452.

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated, for themselves and their heirs and assigns, for the benefit of the Grantors, their heirs and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on these lots or parcels of land, except for steps approaching thereto, shall be located at least twenty-five feet from the lot boundary on Lloyd Road and at least fifteen feet from the westerly and northerly boundary lines of the above land herein conveyed and at least forty feet from the southerly boundary line of the above land and herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family and shall cost not less than twelve thousand dollars as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

For Grantor's title see deed of Arthur S. O'Halloran and Marcella O'Halloran to Harold Christensen and Marie E. Christensen, dated June 5, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1647, Page 256. Also see Abstract of Divorce Decree between Harold C. Christensen and Marie E. Christensen dated March 23, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3123, Page 327.

RECEIVED KENNEBEC SS.

1999 DEC 10 AM 9:00

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ATTEST: *Theresa R. M. Jones*  
REGISTER OF DEEDS